

LIVERPOOL

KNOWSLEY LANE • L36 8HL

**PROMINENT DEVELOPMENT
SITE FOR SALE**

- Highly prominent roundabout position fronting the busy Knowsley Lane
- Adjoining a new petrol filling station and drive thru development
- New residential development surrounding



(0.77 hectares)
1.9 acres

ON BEHALF OF



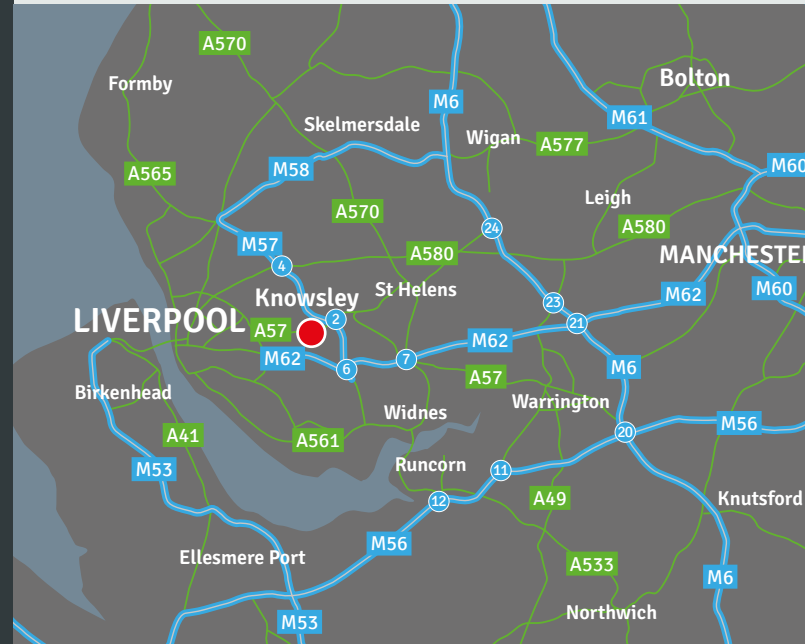
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LOCATION

The subject site is very prominently located on Knowsley Road in Prescot, approximately 8 miles to the east and on the edge of the Liverpool conurbation which is located just off J2 of M57 motorway.

The 50 acre Kings Business Park is nearby along with The Cable Shopping Park where occupiers include Boots, M&S Simply Food, McDonald's and B&M.

Prescot train station is approximately 4 minutes drive from the subject site, and provides direct link between Liverpool and Manchester.

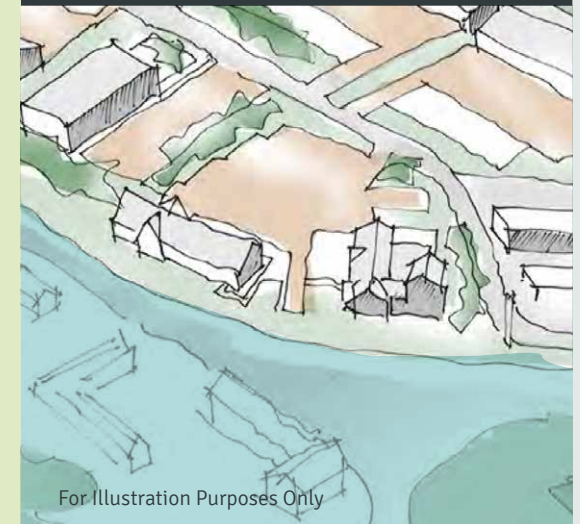


1.9 acres (0.77 hectares)

PLANNING

The site has the benefit of Planning permission dated 17 July 2018 under reference 18/00062/HYB for a 180 cover family pub restaurant plus 59 bedroom lodge hotel and 121 car parking spaces.

Interested parties should make their own enquiries of Knowsley Council.



Previously Proposed Development

DESCRIPTION

The property comprises a 1.9 acres development plot forming part of the larger Earlsfield Park scheme – a 39.5 acres mixed use development which includes the development of 154 residential dwellings, petrol filling station and a drive thru.

TENURE

Long leasehold held on a 250 year lease at a peppercorn rent.

TERMS

Offers are invited for the long leasehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from the road at any time. Parties wishing to view the site may do entirely at their own risk.



RAPLEYS

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